

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		FRANKLIN ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	WELCH SHARON A		
Owner 2:			
Owner 3:			
Street 1:	95 FRANKLIN ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	WELCH MARION F/LIFE ESTATE -		
Owner 2:	-		
Street 1:	95 FRANKLIN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Vinyl Exterior and 2574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.23278	Total SF/SM:	10140	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	579.359	Spl Credit	Total:	579.400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

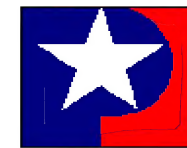
Total Card /

Total Parcel

915,400

915,400

915,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	30200
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/10/2009	Meas/Inspect	336	PATRIOT
4/15/2000	Inspected	264	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Measured	268	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10140.000	330,900	5,100	579,400	915,400
Total Card	0.233	330,900	5,100	579,400	915,400
Total Parcel	0.233	330,900	5,100	579,400	915,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			355.63	/Parcel: 355.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,900	5100	10,140.	579,400	915,400		Year end	12/23/2021
2021	101	FV	320,200	5100	10,140.	579,400	904,700		Year End Roll	12/10/2020
2020	101	FV	320,300	5100	10,140.	579,400	904,800	904,800	Year End Roll	12/18/2019
2019	101	FV	249,400	5100	10,140.	615,600	870,100	870,100	Year End Roll	1/3/2019
2018	101	FV	249,400	5100	10,140.	449,000	703,500	703,500	Year End Roll	12/20/2017
2017	101	FV	249,400	5100	10,140.	391,100	645,600	645,600	Year End Roll	1/3/2017
2016	101	FV	249,400	5100	10,140.	333,100	587,600	587,600	Year End	1/4/2016
2015	101	FV	243,000	5100	10,140.	325,900	574,000	574,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

